

# Regular, Monthly Meeting of the Board of Directors Wolf Creek Property Owners Association

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April 15, 2024 – meeting held remotely

Meeting called to order at 8:05 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Jim Ginn, Jason Williams, Sally Eckert and Dick Nova

Facilities Manager: Alan Sodell

Water System Manager: Kris Borgias

Members: Dick Metler

Bob Rohde welcomed Dick Metler and explained how the board meetings were run and the primary topics routinely covered. Dick then gave a brief background on his experience and expertise, including 30 years as an architect and 10 years off-shore cruising. Bob replied that he felt Dick would be a good addition to the board. Dick indicated that he is interested in being on the ballot for the Annual General Meeting in June.

## **Secretary Report:**

1. Minutes of the March Board Meeting were approved as written. Sally will post the minutes to the website.

## **Facilities Manager Report:**

1. Alan reported that he expects Jake Pennock to do road grading by the end of the month. The current plan is to grade FS 5005 from Left Fork Wolf Creek to Goshawk in addition to the entrances of GM and CM.
2. Water meter readings will be done tomorrow.
3. The DOH will conduct an on-site sanitary survey of our water system this month.
4. Alan has been maintaining and controlling the irrigation ditch in-flow from Wolf Creek.
5. Kris asked if we should consider performing dust abatement early. CM is already dry and dusty. Alan will coordinate with Cascade Concrete for abatement application shortly after road grading.
6. Alan's activity report for March:
  - a. Chlorine testing
  - b. Coliform testing
  - c. Source meter reading
  - d. Monitor BOD website
  - e. Irrigation ditch maintenance
  - f. Tree clearing by CM & Sundance pump houses
  - g. Assisted new homeowner in locating water meter & septic
  - h. Filled in potholes on GM near Clause's house

## **Water Manager Report:**

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1. Kris has determined that in addition to the known transmission line water leak there is a significant leak or leaks in distribution in GM and/or Winding Road.
  - a. This determination is based on current usage rates in CM being around 1000 gallons/day while GM usage is 5000 to 6000 gallons/day.
  - b. No leaks are evident on the surface and leak detection efforts have not been successful in the past.
  - c. Jim asked if it is practical to replace distribution lines along with transmission lines during the next work scheduled.
    - i. Kris is talking with Jake Pennock regarding his availability and the work plan.
    - ii. Bob said that they expect to meet with the consulting engineers previously contacted later this month.
    - iii. Jim added that reserve funds are in place for the work.
2. Kris had shared last month that he wants to transition out of the water manager position within six months. Bob asked Kris to draft a job description to place in the local paper.

### **Treasurer Report:**

1. Jim had distributed Q1 financials prior to the meeting and he reported that everything is expected and on-track. We currently have \$311K in the bank.

### **Presidents Report:**

1. Bob asked where we are as an association regarding Firewise involvement. Jason said he would follow-up with Pete Soderquist.
2. Alan had informed the board earlier this month that he would like to step down from his position by March 2025. It was conveyed to Alan how great a job he has done and that he will surely be missed. Discussion followed regarding the need to get a new person in place to begin the certification training.

### **Architectural Committee:**

1. Construction at 2 Goshawk Ln (VH-18) is still incomplete and neighbors have expressed concerns. Jason commented that the owners are being fined under the old schedule. The committee agreed to meet separately and determine appropriate action.

### **Website Report:**

1. Sally is working on cleaning up and organizing site archive files.

### **Executive Session:**

1. The regular meeting was paused to discuss Facilities Manager and Water System Manager compensation.

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The next BOD meeting date and time was scheduled for May 23, 2024 at 8:00 AM to be held remotely.

The meeting was adjourned at 9:41 AM.

Respectfully submitted,  
Dick Nova, Secretary